**San Ignacio Golf Estates Homeowners Association**

**Board Meeting**

**December 7, 2018**

**4348 Desert Jewel Loop**

Attending: Board Members Floyd White, Richard Kidwell, Tom Wilsted, Ann King, Barbara Knutson and Karen Pickering.

1. The meeting was called to order by President Floyd White at 10:00 a.m.
2. The board approved the October 12, 2018 meeting minutes
3. Treasurer’s Report – Ann King
   1. The treasurer reported the Association’s current bank balances as: checking – $41,488 savings – $24,629 and certificate of deposit – $100,728: checking. 2019 SIGE income is estimated at $45,595.
   2. President White indicated that he expected there to be major road maintenance in 2019 and estimated the cost no more than $40,000. This would include sealing cracks, recoating the roads as well as doing major repairs to sections of the road that are badly deteriorated.

**Action: The board approved a 2019 budget of $72,909 that includes road work to be completed. The additional $27,315 of expenses over income will come from funds currently in the SIGE HOA checking and savings accounts.**

**Action: President White will get estimates on the cost of the 2019 repairs prior to the Board’s February 1, 2019 meeting. At that meeting the board will discuss and make decisions on road repair options. Also, incoming board members will be invited to attend that meeting to gain insight into issues facing the board and take part in the road repair discussion.**

1. Architecture/maintenance – Floyd White**.**
   1. President White reported that lawyers speaking at a recent GVC sponsored workshop indicated that there were a number of documents and pieces of information that an HOA is required to provide new homeowners prior to closing on a new property. This information is outlined in Arizona Statute and there a potential penalties for failure to provide this information in a timely fashion.

**Action: The board agreed that it would put the information required by the state on the Association’s website and make realtors and closing agents aware of where this can be found. This information will include: current association budget, amount of association fiscal reserves, required transfer fees for new owners, association insurance coverage, if there are any current or upcoming assessments, and whether there is any current litigation against the association.**

1. Old Business
   1. Work continues on bringing together a SIGE HOA policy manual.

**Action: Board members will forward Karen Pickering copies of each section in either WORD or in plain text. She will compile this document and circulate it prior to the next board meeting on February 1 so it will be available to the incoming new board members.**

1. New Business
   1. President White discussed concerns about new San Ignacio County policies that limited access by the HOA landscaper to HOA common property bordering the golf course. This affected his ability to carry our trimming and maintenance.

**Action: Board member Karen Pickering offered to discuss with the golf course maintenance supervisor the possibility of having golf course employees dispose of trimming made by SIGE landscaper on association property with the association paying for the removal cost.**

* 1. The board reviewed the three applicants for the Association board.

**Action: Board member have gathered the three applicant’s vitas and will forward them to Nominating Committee Chair Karen Pickering. She will create a standard format for the three pluse a ballot that can be mailed out with SIGE invoices later in December.**

The meeting adjourned at 11:15 a.m.